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**From:** Tracey Brownfield [tracey@landveritas.com]  
**Sent:** 10/18/2018 7:12:12 PM  
**To:** Pankratz, Shannon L CIV USARMY CESPL (US) [Shannon.L.Pankratz@usace.army.mil]  
**CC:** Tracey Brownfield [tracey@landveritas.com]; Wong, Warren@Wildlife [warren.wong@wildlife.ca.gov]; Mahdavi, Sarvy [Mahdavi.Sarvy@epa.gov]; Zimmerman, Jan@Waterboards [jan.zimmerman@waterboards.ca.gov]; Nate Bello [bello@wra-ca.com]; Shelli Lamb [slamb@srma-ca.org]; Kerwin Russell [krussell@srma-ca.org]  
**Subject:** Re: [Non-DoD Source] Re: Petersen BEI Amendment re-submittal (UNCLASSIFIED)

Yes, there will be two easements, similar to the SCE PRM project in Area A.  
Thank you, Tracey

Sent from my iPhone

> On Oct 18, 2018, at 12:09 PM, Pankratz, Shannon L CIV USARMY CESPL (US)  
<Shannon.L.Pankratz@usace.army.mil> wrote:  
>  
> CLASSIFICATION: UNCLASSIFIED  
>  
> Hi Tracey,  
>  
> Can you please clarify if there will be one CE for the Devil's Gate PRM project, and a separate CE for  
the Area D of the bank proper?  
>  
> Thanks,  
>  
> Shannon Pankratz  
> Senior Project Manager, Biologist  
> Regulatory Division, North Coast Branch, Los Angeles and San Bernardino Counties Section  
> Los Angeles District, U.S. Army Corps of Engineers  
> 915 Wilshire Blvd, Suite 930  
> Los Angeles, California 90017  
> shannon.l.pankratz@usace.army.mil  
>  
> Office: 213-452-3412  
> Government Mobile: 213-453-8586  
>  
> Assist us in better serving you! Please complete our brief customer survey, located at the following  
link: [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey)  
>  
>

> -----Original Message-----  
> From: tracey@tbdevelopment.com [mailto:tracey@tbdevelopment.com] On Behalf Of Tracey Brownfield  
> Sent: Tuesday, October 9, 2018 5:30 AM  
> To: Wong, Warren@Wildlife <Warren.Wong@wildlife.ca.gov>  
> Cc: Mahdavi, Sarvy (Mahdavi.Sarvy@epa.gov) <Mahdavi.Sarvy@epa.gov>; Zimmerman, Jan@Waterboards  
<jan.zimmerman@waterboards.ca.gov>; Pankratz, Shannon L CIV USARMY CESPL (US)  
<Shannon.L.Pankratz@usace.army.mil>; Nate Bello <bello@wra-ca.com>; Shelli Lamb <slamb@srma-ca.org>;  
Kerwin Russell <krussell@srma-ca.org>  
> Subject: [Non-DoD Source] Re: Petersen BEI Amendment re-submittal  
>  
>  
> Dear IRT Members,  
>  
> Per Warren's email below, we are undertaking a Permittee Responsible Mitigation (PRM) project for Los  
Angeles County Flood Control District in Area D of the Petersen Ranch Mitigation Bank (Bank). We prepared  
an HMMP and will complete the required restoration by April 2019, prior to incorporating Area D into the  
Bank. Attached is a plan showing the location of the PRM project within Area D. Please note that the  
acreages shown in this map have been slightly revised during the HMMP preparation process, and this  
attachment is for illustrative purposes only. The final restoration areas will be defined in the HMMP and  
the as-built plans.  
>  
> The purpose of this email is twofold:  
>  
> First, we are hereby withdrawing our current request to amend the Bank's BEI, which we originally  
submitted on December 4, 2017. The purpose of the original amendment was to seek your approval of the  
conservation easement sale to Newhall Ranch and Farming for its spine flower planting program in Area F  
of the Bank. As part of that approval we were also removing the underlying credits in the Newhall Ranch  
easement area from the Bank's ledger. We will re-submit a new BEI Amendment package to include both the  
Newhall Ranch easement area and the Area D PRM project. Similar to the Newhall Ranch easement area we  
will be removing the underlying credits in the Area D PRM project area from the Bank ledger.

>

> As discussed previously with the IRT, we will also submit an updated infrastructure map for the Bank property for your approval as part of the BEI Amendment process. However, we are withdrawing our request to change the Bank Sponsor as our accountants determined that this change is no longer necessary.

>

> Second, we wanted to inform you that SRMA, the easement and endowment holder for Bank, has agreed to hold the conservation easement (CE) and a supplemental endowment for the PRM project. The supplemental endowment is described in the HMMP for the PRM project which we will be providing to all IRT members during the BEI Amendment re-submittal process.

>

> Prior to recordation of the PRM project area CE, we would like to fund the entire CE compliance and LTM endowments for Area D of the PRMB, which total \$382,000 (pre-CPI adjustment). Accordingly, at this time we are seeking your approval to fund the Area D endowments totaling \$382,000 upfront, as SRMA has agreed to fold all PRM and Area D CE compliance and long-term management tasks into this single endowment. Upon recordation of the PRM project CE, there will be an incremental endowment of \$494,000 funded for additional tasks and costs related solely to the PRM project, for a total endowment funding of \$876,000. We would like to confirm that you agree with SRMA, that the Area D endowment funding of \$382,000 will also still count as the endowment for Area D of the Bank per Exhibit D-2 of our BEI, both in terms of the required tasks and against future credit releases.

>

> Nate Bello of WRA, Inc. is taking the lead in preparing the revised BEI Amendment. Please let us know if you have any questions or require additional information.

>

> Thank you,

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> Tracey Brownfield  
> Petersen Ranch Mitigation Bank

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> On Tue, Aug 28, 2018 at 12:48 PM, Wong, Warren@Wildlife <warren.wong@wildlife.ca.gov  
<mailto:Warren.Wong@wildlife.ca.gov> > wrote:

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> Hi Tracey and IRT,

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> I wanted to update the rest of the IRT on this discussion about the proposed addition to the Petersen Ranch Mitigation bank amendment. The current amendment would be resubmitted to include an LA County Public Works permittee-responsible mitigation project in Area D of the bank.

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> DFW is amenable to incorporating this project in the amendment and resubmitting a new bank amendment package. This would be considered an unsolicited change to the bank amendment, which would require DFW to charge an unsolicited change fee to the banker.

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> Please note that this is a single amendment that results in multiple modifications to the BEI so all aspects of the amendment will need to be completed and approved before the amendment can be approved and signed.

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> Please let me know if you have questions or comments or need additional information. Thanks!

>

> Warren

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> Warren Wong  
> Senior Environmental Scientist - Specialist  
> South Coast Region Banking Coordinator  
> California Department of Fish and Wildlife  
>  
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> CLASSIFICATION: UNCLASSIFIED